

# COASTAL ZONE FRAMEWORK FOR PLANNING EXCERPTS

Purpose and Character Statements  
Coastal Table O  
Land Use Definitions



## **B. DESCRIPTION OF LAND USE CATEGORIES**

This section describes the 13 land use categories in detail, including their purpose and intended character. The criteria listed for each land use category are the basis for determining actual locations where the categories should be applied.

The statements of purpose and character are to be used as criteria for evaluating whether a Land Use Element amendment is appropriate for a specific site, neighborhood or community. The statements of category purpose and character are also used to evaluate development proposals. For example, when evaluating a proposed development for consistency with the LUE/LCP, the proposed development should be encouraged when it furthers the purpose and character of the category in which it is to be located. Similarly, a proposed development that does not further the purpose and character of the category cannot be found consistent with the LUE/LCP.

The purpose statements are also objectives related to the goals in Chapter 1. Character statements identify suitable features or conditions for the location, extent and timing of designating a land use category. These statements also are the basis for establishing allowable uses in Coastal Table O.

### **OPEN SPACE**

The Open Space category is applied to lands in public fee ownership, or private lands where an open space agreement or easement has been executed between the property owner and the county. The category may also be applied to areas left open as part of density transfer negotiated through the amendment process. Applying the Open Space category to a parcel of land does not in and of itself, convey or imply any right of public access, use, trespass or violation of privacy. The open space designation may be applied to public or private lands with public easements, including the undeveloped portions of state park properties.

#### **Purpose:**

- a. To identify land areas having value as primitive or natural areas.
- b. To identify environmentally-fragile areas that are capable of supporting only passive recreational activities and non-structural uses.
- c. To identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve.
- d. To retain areas with fragile plant or animal communities (such as marshes and wetlands) in a natural or undisturbed state.
- e. To retain natural beauty and ecological diversity.

#### **Character:**

- a. National forest, Bureau of Land Management or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation wilderness or wildlife/nature preserves.
- b. Sites or portions of a site with natural features such as unique topography, vegetation or stream courses without a quality or extent sufficient to necessitate application of a Sensitive Resource Area combining designation. May also include Environmentally Sensitive Habitat for animal or plant community.

- c. Areas reserved for passive, non-intensive recreational uses such as riding and hiking trails, primitive trail camps, etc.
- d. Areas where only appropriate residential use in an open space category would be ranger or caretaker quarters, established without division of the underlying parcel.

## **AGRICULTURE**

In many instances, coastal agricultural lands, such as areas for cattle grazing and row crops, display a rural and open character, and therefore have open space values. As used in this discussion, 'open space' is meant in the context of the Williamson Act.

### **Purpose:**

- a. To recognize and retain commercial agriculture as a desirable land use and as a major segment of the county's economic base.
- b. To designate areas where agriculture is the primary land use with all other uses being secondary, in direct support of agriculture.
- c. To designate areas where a combination of soil types, topography, water supply, existing parcel sizes and good management practices will result in the protection of agricultural land for agricultural uses, including the production of food and fiber.
- d. To designate areas where rural residential uses that are not related to agriculture would find agricultural activities a nuisance, or be incompatible.
- e. To protect the agricultural basis of the county economy and encourage the open space values of agriculture to continue agricultural uses, including the production of food and fiber.
- f. To recognize that agricultural activities on a small scale can supplement income from other sources, particularly where older subdivisions have resulted in parcels smaller than would currently qualify for new subdivisions within the parcel size range for the agricultural category.
- g. To permit conversion of agricultural lands to other uses only when such conversion would be appropriate or because the continuing agricultural productivity of a specific site is not feasible, considering the factors of purpose Statement C above.
- h. To give high priority to the protection of commercial prime and non-prime agricultural soils where the commercial viability, siting (whether inside or outside urban reserve lines), and natural resources allow for agricultural uses, including the production of food and fiber.
- i. To recognize areas of both prime and non-prime soils as a coastal resource.

### **Character:**

- a. Areas of prime and non-prime agricultural soils, and other productive and potentially productive lands located inside and outside of urban and village reserve lines where land use conflicts with other adjacent uses can be mitigated.
- b. Areas for agricultural processing and its support services.

- c. Areas where the residential uses allowed are for property owners or employees actively engaged in agricultural production on the same property.
- d. All lands previously designated as agricultural preserve, whether or not under contract, according to the adopted agricultural preserve rules of procedure.
- e. Lands that may be eligible for agricultural preserve if the rules of procedure are satisfied.
- f. Areas where existing land uses are mainly truck crops, specialty crops, row and field crops, irrigated crops and pasture, irrigated vineyards and orchards, dry farm orchards and vineyards, dry farm and grain, grazing and rangeland.
- g. Areas where parcel sizes and ownership patterns are sufficiently large to make agricultural operations economically viable, given other features such as soil types, water supply, topography and commercial potential through optimum management.
- h. Areas with an existing pattern of smaller parcels that cannot support self-sustaining agricultural operations, but where physical factors of soil, water supply and topography would support agricultural production.

## **RURAL LANDS**

### **Purpose:**

- a. To permit rural development to very low densities which will maintain the character of rural and open areas, and maximizes preservation of watershed and wildlife habitat areas.
- b. To preserve large parcel sizes but allowing rural residences to be established on lands having open space value but limited agricultural potential.
- c. To maintain low population densities in rural areas outside of urban and village reserve lines where an open and natural countryside with very low development intensity is intended.
- d. To establish areas where commercial agricultural activities are not the primary use of the land, but where agriculture and compatible uses may co-exist.

### **Character:**

- a. Areas outside urban and village reserve lines that have open space value for retaining large parcel sizes, in support of large acreage homesites for hobby farming or ranching, but are not feasible for commercial agriculture.
- b. Areas of older subdivisions with an average parcel size of 19 acres or less that are located three miles or more from urban reserve lines.
- c. Areas outside urban and village areas with existing land uses including limited agriculture, mining and quarry operations, public and private recreation areas, occasional rural residences and vacation cabins, and watershed, wildlife and open space uses.
- d. Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as hunting clubs, dude ranches, etc., may be found or located.

- e. Areas with soils of poorer quality than in agricultural areas; vegetation consisting of grasses, woodlands, chaparral and brush, which constitute a high or extreme fire hazard potential.
- f. Areas where parcel sizes are sufficiently large enough to allow for the creation of at least one adequate building site and proper access to the site.
- g. Lands with localized portions of limited agricultural capability, which may nevertheless be eligible for Agricultural Preserve status because of their large parcel size if criteria of the adopted rules of procedure are satisfied.

## **RECREATION**

### **Purpose:**

- a. To identify areas having recreational potential where private or public development of recreational uses can be encouraged when not in conflict with surrounding rural and agricultural uses.
- b. To allow for recreation and resort-oriented development that will be incidental to outdoor recreation on the same site.
- c. To allow recreation and resort-oriented development where significant public recreational resources are available in the immediate vicinity.
- d. To provide for public park and recreation areas when not in conflict with surrounding rural and agricultural land uses.
- e. To provide for visitor-serving priority areas.

### **Character:**

- a. Areas of existing and/or proposed private recreational uses that emphasize and retain a recreational resource on a significant portion of the site.
- b. Areas shown on an adopted State Park System Master Plan or on acquisition lists of the state or county parks and recreation departments.
- c. Areas of existing public recreational uses.
- d. Visitor-serving priority areas are:
  - (1) Areas that presently serve tourists and visitors to the coast and coastal communities, which are protected by preserving the visitor-serving uses within them.
  - (2) Ocean-front land, upland support areas and private lands and coastal areas suitable for Recreational and Visitor-Serving commercial activities (as reflected on the land use maps) shall be preserved for such developments. Priority is given to the use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent uses.
  - (3) These areas are identified on the land use maps with the letter "V". The designation applies to the entire Recreation category.

- e. Areas with a natural or man-made recreational resource that will serve particular public recreational needs and should be protected from the encroachment of residential and commercial activity.
- f. Areas where residential uses can be integrated into a mixed use resort development, secondary to outdoor recreational activities that is to be approved under the Development Plan requirements of the Coastal Zone Land Use Ordinance.
- g. Areas reserved for active and intensive recreational activities, such as ~~motel, hotels~~, golf courses and campgrounds.
- h. Existing established state, county or city park holdings, as well as those areas of the national forest where active recreation uses exist.

## **RESIDENTIAL RURAL**

### **Purpose:**

- a. To provide for residential development at a low density compatible with a rural atmosphere and life-style which maintains the character of the open countryside and is compatible with surrounding agricultural uses.
- b. To allow limited, compatible, non-residential uses commensurate with rural parcel sizes.
- c. To permit residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open space areas are maintained as part of a residential life-style.
- d. To encourage agricultural and other open space uses as part-time or incidental "hobby" activities, such as horse raising or specialty farming.

### **Character:**

- a. Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.
- b. Areas that are outside of urban and village areas and connected to them by county maintained roads, although exceptions may be observed for existing older subdivided areas.
- c. Areas with slopes generally less than 30%.
- d. Areas with marginal agricultural soils.
- e. Areas with a rural landscape high in visual quality (woodlands, hills, rock formations, existing agriculture and agricultural accessory structures) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.
- f. Areas generally free of fragile natural resources.
- g. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.

- h.** Areas where horses and other similar farm animals are allowed accessory to residential uses.
- i.** Areas where public service demands are limited (see Table H), and septic tanks and individual wells can suffice for required water and sewer capability.

## **RESIDENTIAL SUBURBAN**

### **Purpose:**

- a.** To allow for single-family residential development on estate sized lots in a semi-rural suburban setting within the urban and village areas or in older existing rural subdivisions.
- b.** To allow limited, compatible non-residential uses which complement suburban neighborhoods such as animal raising or hobby farming.
- c.** To designate areas for lower density residential expansion within urban and village boundaries.
- d.** To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

### **Character:**

- a.** Areas at the outer portion of communities where open space is prominent with residences on parcels ranging from one to five acres in size.
- b.** Areas within urban or village reserve lines, but outside urban service lines and programmed for less than full urban services (see Table H).
- c.** Areas where soil conditions will enable septic systems to serve adequately on larger parcels.
- d.** Areas where the majority of land contains slopes less than 30% (with increased lot sizes required as slope increases) and where land with slopes less than 20% is available for building sites on all proposed parcels.
- e.** Areas with a landscape or viewshed of high visual quality (for example, woodlands, hills, rock formations, existing agriculture and agricultural accessory structures) where clustering of allowed density to less sensitive portions of a site can occur.
- f.** Areas of generally marginal agricultural land.
- g.** Areas generally free of fragile natural resources.
- h.** Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial or industrial uses.
- i.** Areas where horses and other similar farm animals are allowed accessory to residential uses.
- j.** Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with individual area plans and Coastal Zone Land Use Ordinance standards.



## **RESIDENTIAL SINGLE-FAMILY**

### **Purpose:**

- a. To provide areas for single-family homes on urban sized lots of less than one acre and mobilehome developments in communities with full urban services.
- b. To allow accessory and non-residential uses that complement single-family neighborhoods.
- c. To discourage incompatible non-residential uses in single family neighborhoods.
- d. To provide housing within a neighborhood context where social interaction is facilitated by allowing compatible nonresidential uses such as small neighborhood/convenience stores, parks and schools.
- e. To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

### **Character:**

- a. Areas with single-family dwellings at gross densities from one to seven dwelling units per acre.
- b. Areas having (or programmed to receive) appropriate urban level services (see Table H).
- c. Areas within an urban or village reserve line and areas within (or programmed by an individual community plan to be within) an urban services line.
- d. Areas where the majority of land contains slopes less than 20% (with increased lot sizes required as slope increases) and where land with slopes less than 15% is available for development of building sites on all parcels.
- e. Areas generally without fragile natural resources.
- f. Areas with a landscape or viewshed of high visual quality where clustering of allowed density to less sensitive portions of a site is encouraged by planning area standards.
- g. Areas where residential structures generally should not exceed two stories in height or cover more than 60% of the site.
- h. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with the LUE area plan and Coastal Zone Land Use Ordinance location criteria.

## **RESIDENTIAL MULTI-FAMILY**

### **Purpose:**

- a. To provide areas for residential development with a wide range of densities and housing types including single-family dwellings, multi-family dwellings and mobilehome developments.
- b. To efficiently relate higher density residential development to community utilities and facilities as well as site characteristics.

- c. To locate higher residential densities in close proximity to commercial areas and community services and facilities.
- d. To offer a wider range of residential living environments than the detached single family residence.
- e. To allow diverse non-residential activities compatible with a multi-family neighborhood.
- f. To establish densities at three levels related to street capacities, distance from central business areas and public sewer service.
- g. To relate allowed densities to adequate outdoor space supportive of private recreational activity.

**Character:**

- a. Areas of existing multi-family development.
- b. Areas that have, or are programmed to receive, full urban services (see Table H).
- c. Areas within an urban or village reserve line, and within (or programmed by an individual community plan to be within) an urban service line.
- d. Areas where the majority of land contains slopes less than 20%, (with increased lot sizes required as slope increases) and where land with slopes less than 15% is available for development of building sites on all parcels.
- e. Areas having close proximity to downtown or neighborhood commercial and public facilities, where urban infrastructure, circulation and neighborhood and community facilities are capable of handling high density residential development.
- f. Areas where structures should generally not exceed three stories in height.
- g. Multi-family density should be clustered to reserve portions of sites for usable private outdoor space and common landscaped open spaces to increase unit privacy and to visually enhance public areas.

## **OFFICE AND PROFESSIONAL**

**Purpose:**

- a. To provide for office and professional development in community centers and civic areas.
- b. To allow for public and quasi-public uses, which are compatible with a centralized urban location or a transitional area.
- c. To provide for the concentration of office uses for their mutual benefit and convenience, as well as public convenience.
- d. To establish areas for the conduct of business that will minimize conflicts and adverse impacts on other land uses.

- e. To encourage conversion and renovation of historic or architecturally significant buildings when located in office and professional areas.

**Character:**

- a. Transitional areas within Central Business Districts (CBD'S) between residential and major commercial or public facilities, rather than components of retail or residential areas.
- b. Areas set aside to support a concentration of office uses, making office and professional activities more visible and easily accessible to the public, but not located in lengthy "strip development" corridors.
- c. Peripheral areas within central business districts in close proximity to commercial and public uses.
- d. Areas with slopes generally less than 15%, and located outside environmentally sensitive areas or hazardous areas such as floodways or fault zones.
- e. Areas located with primary access from arterial, collector or commercial local streets, avoiding the use of local residential streets.
- f. Areas where residential use may be allowed but limited to second floor or "rear half of building" locations, to reserve ground-floor frontages for business use.

## **COMMERCIAL RETAIL**

**Purpose:**

**Central Business Districts (CBD):**

- a. To provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
- b. To provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
- c. To allow for limited multi-family residential uses only as secondary to commercial uses.
- d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

**Visitor-Serving Commercial Areas:**

- e. To provide for Visitor-Serving Priority Areas.
- f. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.
- g. To allow for commercial and compatible accessory uses related to resort or recreational activities.

**Neighborhood Commercial Areas:**

- h.** To provide convenient locations for retail and service commercial establishments to meet daily shopping needs of residential areas.

**Character:****Central Business District (CBD) Areas:**

- a.** Areas for retail businesses and services that supply a full range of community commercial needs, and located within an Urban Area.
- b.** Uses that are economically and physically compatible, mutually supportive in function and location.
- c.** Areas of intense retail commercial use in concentrated centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.
- d.** An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
- e.** Areas where residential uses are limited to upper floor or "rear-half of building" locations, to reserve ground floor frontages for business use.

**Visitor-Serving Commercial Areas:**

- f.** Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.
- g.** Include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and Visitor-Serving commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.
- h.** Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.
- i.** Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.
- j.** Areas that are easily accessible and apparent from regional transportation routes.
- k.** Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.
- l.** Areas in communities that are close to cultural, recreational and entertainment facilities.

**Neighborhood Commercial areas:**

- m.** Limited areas where small-scale neighborhood commercial and service uses can be allowed in regard to day-to-day shopping needs without disrupting the residential character of the area.
- n.** Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.
- o.** Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.
- p.** Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character.

**COMMERCIAL SERVICE****Purpose:**

- a.** To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- b.** To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
- c.** To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

**Character:**

- a.** Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
- b.** Areas where uses generally serve occasional needs rather than day-to-day needs.
- c.** Areas and uses that will not create extensive, incompatible land use mixtures.
- d.** Areas within urban service and reserve lines, or village reserve lines.
- e.** Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f.** Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g.** Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.
- h.** Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

## **INDUSTRIAL**

### **Purpose:**

- a.** To identify areas suited to industrial activities that will not adversely affect adjacent areas of other uses.
- b.** To provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation and energy facilities.
- c.** To protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas. Residences are allowed only as caretaker or accessory uses.
- d.** Where the Industrial category is located outside of urban or village reserve lines, it is intended to reserve appropriately located areas for industrial uses requiring large areas of land, nearby transportation or energy facilities, or related activities compatible with agricultural and other rural uses.

### **Character:**

- a.** Areas located within urban service and reserve lines, with full urban services available or programmed to be available within the time frame anticipated in the applicable area plan.
- b.** Areas located within the periphery of urban areas where residential or long-term agricultural uses are inappropriate. Areas also appropriate for private on-site water supply and sewage disposal systems.
- c.** Industrial uses located outside urban services lines should be limited to activities which are not employment intensive and do not require urban services and infrastructure.
- d.** Areas of existing industrial uses that have been established legally prior to existing plan designations.
- e.** Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.
- f.** Areas that are or can be adequately buffered from adjacent uses in other land use categories.
- g.** Areas adjacent to major transportation terminals and energy facilities.
- h.** Areas with access provided by collector or arterial streets and where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.
- i.** Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure and circulation.

## **PUBLIC FACILITIES**

The Public Facilities land use category is intended to be applied only to lands owned by public agencies. In the event land designated in this category is transferred from public to private ownership, the county will initiate a Land Use Element/Local Coastal Plan amendment to change the site to the same designation as an adjoining privately-owned parcel.

### **Purpose:**

- a.** To identify lands and structures committed to public facilities and public agency uses that benefit the public. For proposed public facilities, where site selection has not occurred, site selection criteria are included in the chapter entitled "Combining Designations and Proposed Public Facilities", with development guidelines for establishing the uses.
- b.** To provide areas for development of public facilities to meet public needs.
- c.** To identify adequately sized facility locations that satisfy both community and regional needs relating to the population levels being served.
- d.** To identify facility sites based on the character of the area being served and also compatible with and supportive of the comprehensive plans of agencies within the facility service area.

### **Character:**

- a.** Areas with existing public or quasi-public facilities and uses, or publicly-owned lands intended for development with public facilities.
- b.** Areas that satisfy the specialized site location requirements of public agencies, where facilities will be visible and accessible to their users.
- c.** Areas without known natural or man-made hazards.

## C. ALLOWABLE LAND USES IN THE COASTAL ZONE

The following charts (Coastal Table O) list uses of land that may be established in the land use categories shown by the LUE area plans in the coastal zone. After determining what land use category and combining designation applies to a particular property, the chart can be used to find what uses are allowable. The chart will also show where to look in the Coastal Zone Land Use Ordinance to find the standards that apply to the planning and development of such land uses, as well as what permit is needed before a use can be established.

**IMPORTANT:** When determining the land use category and combining designation (if any) applicable to a particular property, also check the planning area standards and any policies from the Coastal Plan Policies Document that may apply to the property. (Planning area standards can be found in the LUE area plan that covers the part of the county containing the property in question. The LCP Policy Document may include additional requirements or standards affecting the type of development proposed.) Those standards may limit the uses allowed by the following charts, or set special permit requirements for a particular land use category, community or area of the county.

The column headings at the top of the charts are the land use categories, and the left column lists land uses, grouped under general headings. When the proposed land use is known, reading across the columns will show where the use is allowable. If a proposed use doesn't seem to fit the general land use headings, the definitions of uses in Section D of this chapter can help determine the proper group of uses to look for. A particular use of land need not be listed in the use definitions to be allowable. If a proposed use is not specifically mentioned, the planning director will, upon request, review a proposed use and identify the listed use it is equivalent to, as described in Chapter 2 of this document.

The letter "A" on the chart means that the corresponding use in the left column is "Allowed" in that land use category, if consistent with the LUE, LCP and other applicable regulations. Though some uses with an "A" in various categories (such as crop production) are identified in the Coastal Zone Land Use Ordinance as requiring no permit, in most cases the "A" means a use can be established with a plot plan approval as part of a building permit (or more intensive permit process if required by the CZLUO based on the size of the use), subject to the Coastal Zone Land Use Ordinance standards that must be considered in planning and developing a use.

The letter "S" means that a use is allowable in a particular land use category only when special standards or permit procedures are followed. The number after the "S" refers to the key following the charts, which explains where to look in the Coastal Zone Land Use Ordinance to find the special standards. A "P" means that the use is principally permitted and encouraged over non-principally permitted uses. A "PP" means the same as a "P" where found in the text. A blank space in a land use category column means the corresponding use on the left side of the chart is not allowable in that land use category.

### KEY TO COASTAL TABLE O

USE STATUS	DEFINITION
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A	Allowed use, unless otherwise limited by a specific planning area standard. Coastal Zone Land Use Ordinance Chapter 23.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 23.04 through 23.06 determine the site design, site development, and operational standards that affect the use. See also the "Planning Area Standards" sections of the Land Use Element Area Plans and the LCP Policy Document to find any standards that may apply to a project in a particular community or area.
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- S Special use, allowable subject to special standards and/or processing requirements, unless otherwise limited by a specific planning area standard. The following list shows where in the Coastal Zone Land Use Ordinance to find the special standards that apply to particular uses.
- P Principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

<b>"S" NUMBER</b>	<b>APPLICABLE COASTAL ZONE LAND USE ORDINANCE SECTION AND/OR LAND USE ELEMENT REQUIREMENT</b>	
1	23.08.120 b	MISCELLANEOUS USES
2	23.08.120 a	MISCELLANEOUS USES
3	23.08.040	AGRICULTURAL USES
4	23.08.060	CULTURAL, EDUCATIONAL & RECREATIONAL USES
5	23.08.080	INDUSTRIAL USES are allowable subject to the special standards found in Section 23.08.080. For new or expanded uses within the Petroleum Refining and Related Industries and Marine Terminals and Piers use groups, a specific plan is required prior to acceptance of land use permit(s) subject to the standards as set forth in Section 23.08.094.
6	23.08.100	MEDICAL & SOCIAL CARE FACILITIES
7	23.08.140	OUTDOOR COMMERCIAL USES
8	23.08.160	RESIDENTIAL USES
9	23.08.170	RESOURCE EXTRACTION
10	23.08.200	RETAIL TRADE
11	23.08.220	SERVICES
12	23.08.260	TRANSIENT LODGINGS
13	23.08.280	TRANSPORTATION, UTILITIES & COMMUNICATION
14	Uses are allowable in the Open Space land use category on privately-owned land subject to Coastal Zone Land Use Ordinance Section 23.08.120a in addition to the special standards in Chapter 23.08, only when authorized by a recorded open space agreement executed between the property owner and the county. On public lands, uses designated are allowable subject to Coastal Zone Land Use Ordinance Section 23.08.120b, in addition to the special standards found in Chapter 23.08.	
15	Listed processing activities are allowable in the Rural Lands and Agriculture land use categories only when they use materials extracted on-site pursuant to Coastal Zone Land Use Ordinance Section 23.08.120a, or when applicable, the Coastal Zone Land Use Ordinance Surface Mining Standards, Section 23.08.180 et. seq.	
16	23.08.020	ACCESSORY USES
17	23.08.240	TEMPORARY USES
18	23.08.050	INTERIM AGRICULTURAL USES
19	23.08.400	WHOLESALE TRADE
20	23.08.300	ELECTRIC GENERATING PLANTS

ALLOWABLE USES

LAND USE CATEGORY

Open Space	Public Facilities	Industrial	Commercial Service	Commercial Retail	Office & Professional	Residential Multi-Family	Residential Single-Family	Residential Suburban	Residential Rural	Recreation	Rural Lands	Agriculture - Non-Prime Soils	Agriculture - Prime Soils
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PAGE NUMBER  
OF USE

USE GROUP

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COASTAL  
TABLE 'O'

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Ag Processing	2
Animal Raising & Keeping	3
Aquaculture	4
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Farm Equipment & Supplies	6
Nursery Specialties - Soil Dependent	8
Nursery Specialties - Non-Soil Dependent	9
Specialized Animal Facilities	10

B) COMMUNICATIONS	
Broadcasting Studios	1
Communications Facilities	2

S-3-P	S-3-P	S-3-P	S-3	S-3	S-3					S-3	S-3	S-3	S-14
S-3	S-3	S-3		S-3						S-3	A		
S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3
	S-3	S-3		S-3						S-3-P	S-3-P		
P	P	P	A	A	S-18	S-18	S-18	S-18	S-18	S-18	A	A	A
	S-3	S-3		S-3						A	A		
S-3-P	S-3-P	S-3		S-3	S-3				S-3	S-3	S-3		
	S-3	S-3		S-3	S-3				S-3	S-3	S-3		
S-3	S-3-P	S-3	S-3	S-3	S-3	S-3		S-3	S-3	S-3	S-3	S-3	

								P	A	P	A	A	
	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13-P	S-13-P	S-13-P	S-13

## LAND USE CATEGORY

<i>Open Space</i>	<i>Public Facilities</i>	<i>Industrial</i>	<i>Commercial Service</i>	<i>Commercial Retail</i>	<i>Office &amp; Professional</i>	<i>Residential Multi-Family</i>	<i>Residential Single-Family</i>	<i>Residential Suburban</i>	<i>Residential Rural</i>	<i>Recreation</i>	<i>Rural Lands</i>	<i>Agriculture - Non-Prime Soils</i>	<i>Agriculture - Prime Soils</i>
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## USE GROUP

<i>C) CULTURAL, EDUCATION &amp; RECREATION</i>	
Cemeteries & Columbariums	1
Churches	2
Coastal Accessways	3
Drive-In Theaters	4
Indoor Amusements & Recreation	5
Libraries & Museums	6
Marinas	7
Mbrship. Organization Facilities	8
Off-Road Vehicle Courses	9
Outdoor Sports & Recreation	10
Passive Recreation	11
Public Assembly & Entertain.	12
Rural Recreation & Camping	13
Schools - Specialized Education & Training	14
Schools - College & University	15
Schools - Pre to Secondary	16
Social Service Organizations	17
Sports Assembly	18
Temporary Events	19

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		S-4		S-4	S-4	S-4	S-4	P	P	P			
P	P	P	P	P	P	P	P	P	P	P	P	P	P
										S-4	S-4		
			S-4-P					S-4	S-4-P	S-4		S-4-P	
			S-2-P	S-2				P	P			P	
			S-1-P							S-1		S-1-P	
			S-2				S-1	A	A	A	A	A	
		S-1	S-1										
			S-4-P	S-4	S-4	S-4	S-4		S-4	S-4		S-4-P	
	A	P	P	P	P	P	P	P	P	P	P	P	P
			A					P	P	P		P	
	S-4	S-4	S-4-P	S-4	S-4							S-4	S-14
		S-4	S-4	S-4	S-4			P	P	P	S-4-P	S-4	
								P				P	
		S-4	S-4	S-4	S-4-P	S-4-P	S-4-P	S-4-P				S-4-P	
								P	A	A	S-2	S-2-P	
			S-1							S-1	S-1	S-1	
	S-17	S-17	S-17	S-17				S-17	S-17	S-17	S-17	S-17	

## LAND USE CATEGORY

Open Space	Public Facilities	Industrial	Commercial Service	Commercial Retail	Office & Professional	Residential Multi-Family	Residential Single-Family	Residential Suburban	Residential Rural	Recreation	Rural Lands	Agriculture - Non-Prime Soils	Agriculture - Prime Soils
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PAGE NUMBER  
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## USE GROUP

<b>D) MANUFACTURING &amp; PROCESSING</b>	
Apparel Products	1
Chemical Products	2
Concrete, Gyps. & Plaster Prods.	3
Electric Generating Plants	4
Electrical Equipment, Electronic & Scientific Instruments	5
Food & Kindred Products	6
Furniture & Fixture Products	7
Glass Products	8
Lumber & Wood Products	9
Machinery Manufacturing	10
Metal Industries, Fabricated	11
Metal Industries, Primary	12
Motor Vehicles & Transportation Equipment	13
Paper Products	14
Paving Materials	15
Petroleum Refining & Related Industries	16
Plastics & Rubber Products	17
Printing & Publishing	18
Recycling Collection Stations	19
Recycling & Scrap	20

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												S-5-P		
		S-15									S-1-P	P		
	S-20	S-20	S-20	S-20							S-20	S-20-P	S-20-P	
											P	P		
	S-5	S-5								S-5-P	P	P		
											P	P		
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											A	P		
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												S-1-P		
												A		
	S-15	S-15										P		
												S-5-P		
												S-1-P		
										S-11-P	P	P		
	S-5	S-5	S-5	S-5	S-5		S-5	S-5	S-5-P	S-5-P	S-5-P	S-5-P	S-5	
											S-5	S-5-P	S-5	

Open Space
Public Facilities
Industrial
Commercial Service
Commercial Retail
Office & Professional
Residential Multi-Family
Residential Single-Family
Residential Suburban
Residential Rural
Recreation
Rural Lands
Agriculture - Non-Prime Soils
Agriculture - Prime Soils

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## LAND USE CATEGORY

PAGE NUMBER  
OF USE

Open Space	Public Facilities	Industrial	Commercial Service	Commercial Retail	Office & Professional	Residential Multi-Family	Residential Single-Family	Residential Suburban	Residential Rural	Recreation	Rural Lands	Agriculture - Non-Prime Soils	Agriculture - Prime Soils
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## USE GROUP

<i>F) RESOURCE EXTRACTION</i>		
Fisheries & Game Preserves	1	6-46
Forestry	2	6-46
Mining	3	6-51
Petroleum Extraction	4	6-54
Water Wells & Impoundments	5	6-61

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	A	A	A	A	A								
	S-9	S-9										S-9	S-14
	S-9	S-9		S-9	S-9						S-9	S-9	S-9
S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P

<i>G) RETAIL TRADE</i>		
Auto, Mobilehome & Vehicle Dealers & Supplies	1	6-40
Building Materials & Hardware	2	6-41
Eating & Drinking Places	3	6-44
Food & Beverage Retail Sales	4	6-46
Fuel & Ice Dealers	5	6-46
Furniture, Home Furnishings & Equipment	6	6-47
General Merchandise Stores	7	6-47
Mail Order & Vending	8	6-50
Outdoor Retail Sales	9	6-53
Roadside Stands	10	6-56
Service Stations	11	6-57

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	S-10		S-10-P	S-10	S-10			A	P	A	S-2		
			S-10-P	S-10	S-10	S-10	S-10	S-10	P	A	S-2		
										S-5	S-5-P		
									P	A			
			S-1-P						P	A			
									P	P	A		
	S-7	S-7	S-7	S-7				S-7	S-7	S-7	S-7	S-7	
	S-3	S-3	S-3	S-3	S-3								
			S-10						S-10-P	S-10-P	S-10		

## LAND USE CATEGORY

Open Space	Public Facilities	Industrial	Commercial Service	Commercial Retail	Office & Professional	Residential Multi-Family	Residential Single-Family	Residential Suburban	Residential Rural	Recreation	Rural Lands	Agriculture - Non-Prime Soils	Agriculture - Prime Soils
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PAGE NUMBER  
OF USE

## USE GROUP

<i>H) SERVICES</i>	
Auto & Vehicle Repair & Service	1
Business Support Services	2
Construction Contractors	3
Consumer Repair Services	4
Correctional Institutions	5
Financial Services	6
Health Care Services	7
Laundries & Dry Cleaning Plants	8
Offices	9
Offices, Temporary	10
Personal Services	11
Public Safety Facilities	12
Storage, Accessory	13
Storage Yards & Sales Lots	14
Temporary Construction Yards	15
Waste Disposal Sites	16

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										P	A		
										P	A		
									S-11	P	A		
												S-1-P	
			S-2					P	P				
			S-1					P	A			A	
										P	P		
								P	A	A	A	A	
			S-17	S-17	S-17	S-17	S-17	S-17-P	S-17	S-17	S-17	S-17	
			S-1			S-11	S-11	A	P	P			
	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	P	P	P	P	
	A	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-14
										S-7	S-7	S-7	
	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	
	S-1	S-1									S-1	S-1-P	

## LAND USE CATEGORY

Open Space	Public Facilities	Industrial	Commercial Service	Commercial Retail	Office & Professional	Residential Multi-Family	Residential Single-Family	Residential Suburban	Residential Rural	Recreation	Rural Lands	Agriculture - Non-Prime Soils	Agriculture - Prime Soils
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PAGE NUMBER  
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## USE GROUP

<i>I) TRANSIENT LODGINGS</i>	
Bed & Breakfast Facilities	1
Homestays	5
Hotels, Motels	2
Recreational Vehicle Parks	3
Temporary Const. Trailer Park	4

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	S-12	S-12-P	S-12-P	S-12-P	S-12-P		S-12	S-12	S-12-P	S-12		S-12	
					S-12	S-12							
			S-12-P					S-12	S-12-P	S-12		S-12	
			S-12-P						S-12	S-12		S-1	
	S-12	S-12		S-12							S-12		

<i>J) TRANSPORTATION</i>	
Airfields & Landing Strips	1
Harbors	2
Marine Terminals & Piers	3
Pipelines & Transmission Lines	4
Public Utility Facilities	5
Transit Stations & Terminals	6
Truck Stops	7
Vehicle & Freight Terminals	8
Vehicle Storage	9

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S-13	S-13	S-13	S-13	S-13				S-13		S-13	S-13	S-13-P	
												S-1-P	
			S-5							S-5	S-5	S-5-P	
S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-14
S-13	S-13	S-13		S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	P	
			S-2					S-2	S-2	S-2	A	A	
										A	A		
										A	A		
			S-13					S-13	S-13	P	A	A	

<i>K) WHOLESALE TRADE</i>	
Warehousing	1
Wholesaling & Distribution	2

6-60  
6-61

	S-19	S-19					S-19			P	A	A	
	S-19	S-19								P	A		



## **D. LAND USE DEFINITIONS**

This section contains definitions of the land uses that can be established under the Land Use Element for the area of the county which lies in the coastal zone. The uses defined here are allowed in the various land use categories as determined by the preceding charts. The definitions are intended only to list the various land uses included under each general heading, and do not explain what permit requirements or performance standards may be applicable to a given use. Standards and review procedures for establishing land uses are contained in the Coastal Zone Land Use Ordinance.

The following definitions are correlated wherever possible with the use definitions of the Standard Industrial Classification Manual (SIC), published by the Executive Office of the President, Office of Management and Budget (1987). The SIC is referenced wherever appropriate.

### **Agricultural Accessory Structure [A1]**

An uninhabited structure or building designed and built to store farm animals, implements, supplies or products (not including commercial greenhouses which are included under "Nursery Specialties," or buildings for agricultural processing activities) that contains no residential use and is not open to the public. Also includes greenhouses engaged in agricultural research as the primary use. Agricultural Accessory Structures can also include but not be limited to wind and solar powered devices used for direct climate control, and water pumping or other conversion of wind or solar energy to mechanical or thermal power used on-site. Wind energy conversion machines for electric power generation are included under "Electric Generating Plants." Includes barns, grain elevators, silos, and other similar buildings and structures. [Amended 1995, Ord. 2740]

### **Ag Processing [A2]**

Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling; cotton ginning; wineries, alcohol fuel production; and receiving and processing of green material, other than that produced on-site (Commercial Composting). Green material is any wastes which are derived from plant material, including but not limited to leaves, grass clippings, weeds, tree trimmings or shrubbery cuttings. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings (with the exception of receiving and processing of green material) are included under "Crop Production and Grazing." (SIC: 0723, 0724) [Amended 1995, Ord. 2740]

### **Airfields and Landing Strips [J1]**

Transportation uses including any area of land or water used for the landing and take-off of aircraft as well as any appurtenant areas used for airport buildings, aircraft operations and related facilities. Public airports may include aircraft sales and car rental establishments, eating and drinking places, hotels and motels, restaurants, cocktail lounges, gift shops, newsstands, beauty and barber shops, and other similar commercial uses serving the air-traveling public and airport employees. Also includes agricultural, personal, restricted and public use landing strips, and heliports.

**Animal Raising and Keeping [A3]**

The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a principal land use or subordinate to a residential use. Includes the keeping of common farm animals, small-animal specialties such as rabbit farms and other fur-bearing animals; bee farms; aviaries; worm farms; household pets, etc. This definition does not include grazing, which involved the keeping of grazing animals at densities less than two animals per acre, and is instead included under the definition-of "crop production and grazing". See also "Specialized Animal Facilities."

**Apparel Products [D1]**

Manufacturing establishments, known as the cutting-up and needle trades, producing clothing and fabricating products by cutting and sewing purchased woven or knit textile fabrics, and related materials such as leather, rubberized fabrics, plastics and furs. Included in the apparel industries are three types of establishments: (1) "regular" or inside factories; (2) contract factories; and (3) apparel jobbers. Regular factories perform all of the usual manufacturing functions within their own plant; the contract factories manufacture apparel from materials owned by others; and apparel jobbers perform the entrepreneurial functions of a manufacturing company, such as buying raw materials, designing and preparing samples, arranging for the manufacture of the garments from their materials and selling of the finished apparel. Also includes leather and leather products, tanning finished products. Custom tailors and dressmakers not operating as a factory are not included. (SIC: Group 23)

**Aquaculture [A4]**

The culture and husbandry of aquatic organisms including but not limited to shellfish, mollusks, crustaceans, kelp and algae. (See "Fisheries and Game Preserves" for activities related to fish.)

**Auto, Mobilehome and Vehicle Dealers and Supplies [G1]**

Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobilehomes, recreational and utility trailers, motorized farm equipment, motorcycles, golf carts, snowmobile and jet-skis (except bicycles and mopeds, which are included under "General Merchandise"). Such dealerships include any sales of vehicles by an individual when more than six (6) vehicles are sold in one (1) calendar year. Also includes establishments selling new automobile parts, tires and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Does not include establishments dealing exclusively in used parts, which are included under "Recycling and Scrap." Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include "Service Stations," which are separately defined. (SIC: Group 55)

**Auto and Vehicle Repair and Services [H1]**

Commercial Service establishments engaged in repair, alteration, restoration, towing, painting, cleaning or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a principal use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. May also include rental of cars, trucks or trailers; leasing of cars and trucks, except finance (equity) leasing which is included under "Financial Services". Does not include: automobile parking (classified in "Transportation"); repair shops subordinate to and maintained by a vehicle dealership which are included under "Auto, Mobilehome and Vehicle Dealers and Supplies"; service stations (which are separately defined); or automobile wrecking yards (which are included under "Recycling and Scrap"). (SIC: Groups 751, 753, 754)

**Bed and Breakfast Facilities [I1]**

Residential structures with one family in permanent residence where bedrooms without individual cooking facilities are rented for overnight lodging, where meals may be provided subject to applicable county Health Department regulations. Does not include "Homestays" and "Hotels, Motels", and "Residential Vacation Rentals" which are defined separately; rooming and boarding houses (included under "Multi-Family Dwellings"); or the rental of an entire residence for more than 30 days. [Amended 1995, Ord. 2740; 2003, Ord. 2933]

**Broadcasting Studios [B1]**

Commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and motion picture studios, with facilities entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors and antennas are included under the definition for "Communications Facilities."

**Building Materials and Hardware [G2]**

Retail trade establishments primarily engaged in selling lumber and other building materials including paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Also includes incidental retail ready-mix concrete operations. Establishments primarily selling plumbing, heating, and air conditioning equipment and electrical supplies are classified in "Wholesale Trade." (SIC: Group 52)

**Business Support Services [H2]**

Service establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also including: outdoor advertising services; mail advertising services (reproduction and shipping); blueprinting, photocopying, photofinishing, commercial art and design (production); film processing laboratories; services to structures such as window cleaning, exterminators, janitorial services; heavy equipment and business equipment repair services including welding repair and armature rewinding and repair (except vehicle repair which is included under "Auto and Vehicle Repair and Service"; computer related services (rental, repair, and maintenance); research and development laboratories, including testing facilities; soils and materials testing laboratories; protective services (other than office related); equipment rental businesses that are entirely within buildings (equipment rental yards are included under "Storage Yards and Sales Lots"), including leasing tools, machinery and other business items except vehicles; trading stamp services; and other business services of a "heavy service" nature. (SIC: GROUP 73)

**Caretaker Residence [E1]**

A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24 hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

**Cemeteries and Columbariums [C1]**

Interment establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries; cemetery real estate operations; cemetery associations; cemetery, mausoleum and columbarium operations, including funeral parlors accessory to a cemetery or columbarium. Funeral parlors and related facilities as a principal use are listed under "Personal Services."

**Chemical Products [D2]**

Manufacturing establishments producing basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this major group manufacture three general classes of products: (1) basic chemicals such as acids, alkalies, salts, and organic chemicals; (2) chemical products to be used in further manufacture such as synthetic fibers, plastic materials, dry colors, and pigments; and (3) finished chemical products to be used for ultimate consumption such as drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries such as paints, fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals described above in other than one of the uses incurred in the retail trade group on Coastal Table O. (Sic: Group 28, 5161)

**Churches [C2]**

Religious organization facilities operated for worship or promotion of religious activities, including churches and religious Sunday-type schools and monasteries, convents and religious residential retreats. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially-related operations (such as a recreational camp) are classified according to their respective activities. [Amended 1995, Ord. 2686]

**Coastal Accessways [C3]**

Land areas, pathways and improvements that may be used for access to the shoreline or other coastal resource such as a stream. They may include pathways, trails, overlooks and may be improved or unimproved. Typical improvements may include parking, lighting, structural improvements such as retaining walls, stairs, signs, picnic tables and restrooms.

**Communications Facilities [B2]**

Public, commercial and private electromagnetic and photoelectrical transmission, repeater and receiving stations for radio, television, telegraph, telephone, data network and other microwave applications; includes earth stations for satellite-based communications. Does not include home broadcasting and receiving antennas, which are included under "Residential Accessory Uses," or telephone, telegraph and cable television transmission facilities utilizing direct connections which are instead included under "Pipelines and Transmission Lines." (See also "Broadcasting Studios".)

**Concrete, Gypsum, and Plaster Products [D3]**

Manufacturing establishments producing concrete building block, brick and all types of precast and prefab concrete products. Also includes ready-mix concrete batchplants, lime manufacturing, and the manufacture of gypsum products, such as plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet or an equipment rental yard is defined under "Building Materials and Hardware" when in conjunction with a building materials outlet and under "Storage Yards and Sales Lots" when in conjunction with an equipment rental yard. (SIC: Groups 326, 327)

**Construction Contractors [H3]**

Service establishments primarily engaged in construction, including new work, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activities are covered: (1) building construction by general contractors or by operative builders; (2) other construction by general contractors; and (3) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. The installation of prefabricated buildings and equipment is also included. Business offices for such establishments which are not on the same site as work crew dispatching, equipment, vehicle or material storage for the establishment may also be considered under the definition of offices. An outdoor storage yard in conjunction with a contract construction service is defined under "Storage Yards and Sales Lots" or "Temporary Construction Yards," and is also subject to all applicable CZLUO standards for such uses. (SIC: Groups 15, 16, 17).

**Consumer Repair Services [H4]**

Service establishments where repair of consumer products is the principal business activity, including: electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; re-upholstery and furniture repair. Does not include shoe repair (included under "Personal Services"). Does not include repair or services incidental and accessory to retail sales. Does not include businesses serving the repair needs of heavy equipment, which are included under "Business Support Services." (SIC: Group 76)

**Correctional Institutions [H5]**

Institutions for confinement and correction of offenders sentenced by a court. Halfway houses and homes for delinquents, or other facilities not under court order, are classified in "Social and Service Organizations." (SIC: Group 9223)

**Crop Production and Grazing [A5]**

Agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure. Also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing. Does not include cattle feedlots, which are included under "Specialized Animal Facilities". The distinction between feedlots and grazing operations is established by the Coastal Zone Land Use Ordinance Section 23.08. See also "Animal Raising and Keeping".

**Drive-In Theaters [C4]**

Facilities for outdoor presentation of motion pictures for viewing from vehicles, which may include subordinate eating places. Secondary outdoor uses sometimes associated with drive-in theaters (such as swap meets) are classified under "Storage Yards and Sales Lots."

**Eating and Drinking Places [G3]**

Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. (SIC: Group 58)

**Electric Generating Plants [D4] [Amended 1995, Ord. 2740]**

Facilities engaged in the generation and distribution of electrical energy for sale. The electricity may be generated from oil, gas, coal or nuclear fuels or from "alternative" sources including but not limited to water, wind, the sun, bio-gas, municipal or agricultural wastes. This includes "cogeneration," which means the sequential use of energy for the production of electrical and useful thermal energy. The sequence can be thermal use followed by electric power production or the reverse.

"Wind Energy Conservation System" (WECS) means any device which converts wind energy to a form of usable energy. WECS producing electricity are included here; those used for direct climate control, water pumping or other conversion to mechanical or thermal power, are included under "Agricultural Accessory Structures." Transmission lines located off the site of the power plant are included under "Pipelines and Transmission Lines." Electrical substations are included under "Public Utility Facilities."

Electric Generating Plants include but are not limited to electrical power plants; thermal electric power plants with a generating capacity of greater than 50 megawatts and related facilities cannot be sited within designated areas of the Coastal Zone which have been identified pursuant to Public Resources Code Section 30413. (SIC: Group 49)

**Electrical Equipment, Electronic and Scientific Instruments [D5]**

Establishments engaged in manufacturing machinery, apparatus and supplies for the generation, storage, transmission, transformation and utilization of electrical energy, including: electrical transmission and distribution equipment such as transformers, switch gear and switchboard apparatus; electrical industrial apparatus such as motors and generators, industrial controls, electrical welding apparatus; household appliances such as cooking equipment, refrigerators, home and farm freezers, household laundry equipment, electric housewares and fans, vacuum cleaners, sewing machines; electrical lighting and wiring equipment such as electric lamps, wiring devices, lighting fixtures, vehicular lighting equipment; radio and television receiving equipment such as television and radio sets, phonograph records and pre-recorded magnetic tape, telephone and telegraph apparatus; electronic components and accessories such as radio and TV receiving type electron tubes, cathode ray TV tubes, semiconductors and related devices; miscellaneous electrical machinery, equipment and supplies such as storage and primary batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines. Also includes: manufacturing establishments producing

instruments (including professional and scientific) for measurement, testing, analysis and control, and their associated sensors and accessories; optical instruments and lenses; surveying and drafting instruments; surgical, medical, and dental instruments, equipment, and supplies; ophthalmic goods; photographic equipment and supplies; watches and clocks; avionics; electronic instruments, components and equipment including but not limited to integrated circuits, semiconductors, calculators and computers. Does not include testing laboratories (research and development, soils and materials testing, etc.), which are defined under "Business Support Services." (SIC: Group 36 and 38)

### **Farm Equipment and Supplies [A6]**

Establishments primarily engaged in sale, rental or repair of agricultural machinery and equipment for use in the preparation and maintenance of the soil, the planting and harvesting of crops, and other operations and processes pertaining to work on the farm; also dairy and other livestock equipment. Includes agricultural machinery (except the sale of trailers, tractors and other motorized, self-propelled farm vehicles, which are included under "Auto, Mobilehome and Vehicle Dealers and Supplies"), dairy farm machinery and equipment, irrigation equipment, poultry equipment and frost protection equipment; hay, grain and feed sales; retail sales of prepackaged fertilizer and agricultural sprays. Sales may include the final assembly of farm machinery, implements or equipment from component parts received from the manufacturer in a partially assembled state, but not the creation of such components from raw materials.

### **Farm Support Quarters [E2]**

Includes residences, rooming and boarding houses with mess halls for farm workers employed on and near land owned by the owner of the building site on which the quarters are located.

### **Financial Services [H6]**

Service establishments primarily engaged in the field of finance, including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance (equity) leasing agencies. (SIC: Groups 60, 61, 62, 67)

### **Fisheries and Game Preserves [F1]**

Resource extraction operations engaged in commercial fishing (including marine-related animals, mammals, etc.), and the operation of fish hatcheries, fish and game preserves, and game propagation. (See "Aquaculture" for shellfish, kelp, algae, etc.) (SIC: Group 09)

### **Food and Beverage Retail Sales [G4]**

Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, including wine tasting facilities which are not on the same site as the winery. Establishments (except for wine tasting facilities) may include no more than two gas pumps as an accessory use. (SIC: Groups 54, 592)

**Food and Kindred Products [D6]**

Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products. Includes: (1) meat, poultry and seafood products (slaughtering, canning, and curing and by-product processing); (2) dairy products processing; (3) canned and preserved fruit and vegetables and related processing; (4) grain mill products and by-products; (5) bakery products, sugar and confectionery products; (6) fats and oil products, including rendering plants; (7) beverages and liquors (except wineries, which are included under "Ag Processing"); (8) and miscellaneous food preparation from raw products. (Operations on crops subsequent to their harvest are included under "Ag Processing"). (SIC: Group 20)

**Forestry [F2]**

Establishments primarily engaged in operation of timber tracts, tree farms, forest nurseries, and related activities such as reforestation services; also the gathering of gums barks, sap, moss and other forest products; also includes logging camps and sawmills (except for mills producing finished lumber, which are included under "Lumber and Wood Products"). (SIC: Groups 08, 241)

**Fuel and Ice Dealers [G5]**

Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. (SIC: Group 598)

**Furniture and Fixtures Products [D7]**

Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops. (SIC: Group 25)

**Furniture, Home Furnishings and Equipment [G6]**

Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, other household electrical and gas appliances including televisions and home sound systems and outdoor furniture such as lawn furniture, movable spas and hot tubs. Establishments selling electrical and gas appliances are included only if the major part of their sales consist of articles for home use. Also includes the retail sale of office furniture and large musical instruments. (SIC: Group 57)

**General Merchandise Stores [G7]**

Retail trade establishments including department stores, variety stores, drug and discount stores, general stores, etc., engaged in retail sales of many lines of new and used merchandise, including: dry goods; apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, musical instruments, parts and accessories. Also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florists and houseplant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is subordinate to retail sales); and other miscellaneous retail shopping goods. (SIC: Groups 53, 56, 591-594)



**Glass Products [D8]**

Manufacturing establishments producing flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment. Does not include artisan and craftsman type operations of a larger scale than home occupations, which are listed under "Small Scale Manufacturing." (SIC: Groups 321, 323)

**Harbors [J2]**

Establishments providing a full range of services relating to commercial and recreational water-based activities such as: commercial and recreational fishing; fisheries and hatcheries; seafood processing; ship and boat building and repair; marine hardware sales and service; yachting and rowing clubs; petroleum storage and handling; eating and drinking places; food and beverage retail sales; sporting goods and clothing stores; personal services; service stations; vehicle and freight terminals; hotels and motels; recreational vehicle parks; boat storage and miscellaneous storage facilities. Also includes all uses listed under "Marinas" and "Marine Terminals and Piers."

**Health Care Services [H7]**

Service establishments primarily engaged in furnishing medical, mental health, surgical and other personal health services including: medical, dental and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists, or unlicensed individuals, are included under Offices); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Also includes hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. Nursing homes and similar long-term personal care facilities are classified in "Residential Care". (SIC: Group 80)

**Home Occupations [E3]**

The gainful employment of the occupant of a dwelling, with such employment activity being subordinate to the residential use of the property, and there is no display, no stock in trade, or commodity sold on the premises except as provided by the Coastal Zone Land Use Ordinance, and no persons employed other than residents of the dwelling.

**Homestays [I5]**

Residential structures in Residential Single Family and Residential Suburban neighborhoods with a family in permanent residence where no more than two bedrooms without cooking facilities are rented for overnight lodging. Does not include provision of meals. This definition does not include "Bed and Breakfast Facilities", "Hotels, Motels", and "Residential Vacation Rentals" which are defined separately; rooming and boarding houses (included under "Multi-Family Dwellings"); or rental of an entire structure for more than 30 days. [Added 1995, Ord. 2740, Amended 2003, Ord. 2933]

**Hotels, Motels [I2]**

Commercial transient lodging establishments including hotels, motor-hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public. Includes the preceding lodging establishments where developed as planned developments or condominiums in accordance with Section 23.08.264 of the Coastal Zone Land Use Ordinance. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. and accessory meeting and conference facilities. (SIC: Group 701)

**Indoor Amusements and Recreation [C5]**

Establishments providing indoor amusement or entertainment for a fee or admission charge, such as: arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); card rooms, billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and athletic clubs including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges and other indoor sports activities.

**Laundries and Dry Cleaning Plants [H8]**

Service establishments primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment, which are classified in "Personal Services." (SIC: Group 72)

**Libraries and Museums [C6]**

Permanent public or quasi-public facilities generally of a noncommercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums. (Zoos are included under "Specialized Animal Facilities".) Also includes historic sites and exhibits. (SIC: Group 84).

**Lumber and Wood Products [D9]**

Manufacturing and processing uses including merchant sawmills, lath mills, shingle mills, cooperage stock mills, planing mills, plywood and veneer mills engaged in producing lumber and basic wood products; together with the wholesale and retail sale of such products and establishments engaged in manufacturing finished articles made entirely or mainly of wood or wood substitutes, including wood and cabinet shops. Also included are: truss and structural beam assembly; wood containers, pallets and skids; wood preserving; particle board assembly; turning and shaping wood and wood products on a manufacturing basis; mobilehome and modular home assembly. Logging camps are included in "Forestry"; wood and cabinet shops are included in "Furniture and Fixtures"; craft-type shops are included in "Small Scale Manufacturing". The sale of building materials other than wood products and the sale of construction tools and equipment is included under "Building Materials and Hardware". (SIC: Groups 242, 245, 249)

**Machinery Manufacturing [D10]**

Establishments engaged in manufacturing machinery and equipment such as: engines and turbines; farm and garden machinery and equipment (except for secondary assembly of such products which is included under Farm Equipment and Supplies); construction, mining and materials handling machinery and equipment such as bulldozers, cranes, dredging machinery, mining equipment, oil field equipment, passenger and freight elevators, conveyors, industrial trucks and tractors; machine tools such as gear cutting machines, die casting machines, dies, jigs, industrial molds, power driven hand tools; machinery for use in the food products, textile, woodworking, paper or printing industries; general machinery and equipment such as pumps, roller bearings, industrial furnaces and ovens; office, computing and accounting machines such as typewriters, computers, dictating machines; machinery for refrigeration and service industries such as commercial laundry and dry cleaning equipment, heating, ventilating and air conditioning equipment, commercial cooking and food warming equipment; miscellaneous machinery such as carburetors, pistons and valves. (SIC: Group 35)

**Mail Order and Vending [G8]**

Establishments primarily engaged in retail sale of products by catalog and mail order. Also includes vending machine distributorships and suppliers. Does not include product manufacturing, which is included under the applicable manufacturing use. (SIC: Group 596)

**Marinas [C7]**

Establishments providing water-oriented services such as: yachting and rowing clubs, boat rental, storage and launching facilities; sport fishing activities, excursion boat and sight-seeing facilities, and other marine-related activities, including but not limited to fuel sales, boat and engine repair and sales. Boat storage and launching facilities accessory to a camping facility are also included under the definition of "Rural Recreation and Camping."

**Marine Terminals and Piers [J3]**

Establishments providing freight, petroleum production and equipment and passenger transportation on water, including support services, facilities and terminals. Also includes towing and tugboat services, marine cargo handling, including operation and maintenance buildings, ship cleaning, salvaging, dismantling, boat building, warehouses and repair. Includes petroleum and petroleum product transportation and storage facilities as well as support services including ballast processing facilities and oil spill cleanup and recovery equipment, but does not include refineries or petroleum storage tank farms. (Amended 1982, Ord. 2106)

**Membership Organization Facilities [C8]**

Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; grange and farm centers (not including sales activities, which are included under "Farm Equipment and Supplies"); civic, social and fraternal organizations (not including lodging, which is under "Organizational Houses"); political organizations and other membership organizations. Does not include country clubs in conjunction with golf courses, which are included under "Outdoor Sports and Recreation". (SIC: Group 86, except religious organizations which are defined under "Churches".)

**Metal Industries, Fabricated [I1]**

Manufacturing establishments engaged in assembly of metal parts, including blacksmith and welding shops, sheet metal shops, machine shops and boiler shops, which produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

**Metal Industries, Primary [I2]**

Manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable. Merchant blast furnaces and by-product or beehive coke ovens are also included. (SIC: Group 33)

**Mining [F3]**

Resource extraction establishments primarily engaged in mining, developing mines or exploring for metallic minerals (ores), coal and nonmetallic minerals (except fuels), or surface mines extracting crushed and broken stone, dimension stone or sand and gravel. (See also "Stone and Cut Stone Products"). (SIC: Groups 10, 11, 12, 14)

**Mobilehome Park [E4]**

Any area or tract of land where two or more mobilehome lots or spaces are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobilehomes used for human habitation. The rental paid for a manufactured home or mobilehome shall be deemed to include rental for the lot it occupies. Does not include an area or tract of land in the Agriculture or Rural Lands land use categories where two or more mobilehome lots or spaces are rented or leased to accommodate manufactured homes or mobilehomes for the purpose of housing less than five agricultural employees, which is included under "farm support quarters."

**Mobilehomes [E5]**

A structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. As defined, mobile homes do not include recreational vehicles, commercial coaches, or factory-built housing (which is included under the definition of "Single-Family Dwelling").

**Motor Vehicles and Transportation Equipment [D13]**

Manufacturers of equipment for transporting passengers and cargo by land, air and water, including motor vehicles, aircraft, spacecraft, ships, boats, railroad and other vehicles such as motorcycles, bicycles and snowmobiles. Includes manufacture of motor vehicle parts and accessories; trailers and campers for attachment to other vehicles; self-contained motor homes; and van conversions. Does not include mobilehome and modular home assembly (listed under "Lumber and Wood Products"). (SIC: Group 37)

**Multi-Family Dwellings [E6]**

Includes a building or a portion of a building used and/or designed as a residence for two or more families living independently of each other. Includes: duplexes, triplexes and apartments; attached ownership units such as condominiums and townhouses; and rooming and boarding houses (a residential structure where rooms are rented for short or long-term lodging where at least one meal daily is shared in common dining facilities, with 10 or fewer beds for rent).

**Nursery Specialties - Soil Dependent [A8]**

Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. These are uses which require location on prime soils in order to obtain a growing medium and do not involve the use of impervious surfaces to cover prime soil (e.g., concrete, asphalt, wood) or otherwise render soils unusable after discontinuance of use. Also includes establishments engaged in the sale of such products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "Residential Accessory Uses").

**Nursery Specialties - Non-Soil Dependent [A9]**

Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of such products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "Residential Accessory Uses").

Non-soil dependent nurseries are those uses which do not require location on prime soils.

**Nursing and Personal Care [E7]**

Residential establishments providing nursing and health related care as a principal use with in-patient beds, including: skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes. (SIC: Group 805)

**Offices [H9]**

Professional or government offices including: engineering, architectural and surveying services; real estate agencies; non-commercial educational, scientific and research organizations; accounting, auditing and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; employment, stenographic, secretarial and word processing services; quick printing, copying and blueprinting services; reporting services; data processing and computer services; management, public relations and consulting services; detective agencies and similar professional services; attorneys; and counseling services (other than licensed psychiatrists which are included under "Health Care Services"); and government offices including agency and administrative office facilities, and local post offices when located in facilities developed by private parties for occupancy by the postal service or other operator (does not include bulk mailing distribution centers, which are included under "Vehicle and Freight Terminals"). Does not include medical offices (which are allowed under "Health Care Service") or offices that are incidental and accessory to another business of sales activity which is the principal use. Incidental offices are allowed in any land use category as part of an approved principal use. [Amended 1995, Ord. 2740]

**Offices, Temporary [H10]**

A mobilehome, recreational vehicle or modular unit used as: a temporary business or construction office during construction of permanent facilities on the same site or as an office on the site of a temporary off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

**Off-Road Vehicle Courses [C9]**

Rural areas set aside for the use of off-road vehicle enthusiasts including dirt bike, enduro, hill climbing or other off-road motorcycle courses; also, rural areas for competitive events utilizing four-wheel drive vehicles. Does not include sports assembly facilities, or simple access roads which are usable by only four-wheel drive vehicles.

**Organizational Houses [E8]**

Residential lodging houses operated by membership organizations for their constituents and not open to the general public. Includes fraternity and sorority residential houses. [Amended 1995, Ord. 2686]

**Outdoor Retail Sales [G9]**

Temporary retail trade establishments including: farmer's markets; sidewalk sales; seasonal sales involving Christmas trees, pumpkins or other seasonal items; semiannual sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles in temporary locations outside the public right-of-way, not including bakery, ice cream and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Does not include flea markets or swap meets, which are included under "Storage Yards and Sales Lots".

**Outdoor Sports and Recreation [C10]**

Facilities for various outdoor sports and recreation, including: amusement, theme and kiddie parks; golf courses, (including country clubs and accessory on-site sales of golfing equipment as in a "pro shop", including golf carts), golf driving ranges and miniature golf courses; skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g. ATC's and other non-highway motor vehicles, roller skates, surf and beach equipment); health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; play lots, playgrounds and athletic fields (non-professional); recreation and community centers.

**Paper Products [D14]**

Manufacture of pulps from wood, other cellulose fibers and from rags; the manufacture of paper and paperboard; and the manufacture of paper and paperboard into converted products, such as paper coated off the paper machine, paper bags, paper boxes, and envelopes. Also includes building paper and building board mills. (SIC: Group 26)

**Passive Recreation [C11]**

Non-intensive recreational activities such as riding and hiking trails, nature study, and which requires no more than limited structural improvements such as steps, fences, signs.

**Paving Materials [D15]**

Manufacturing establishments producing various common paving and roofing materials, including paving blocks made of asphalt, creosoted wood and various compositions of asphalt and tar. (SIC: Group 295)

**Personal Services [H11]**

Establishments primarily engaged in providing non-medically related services generally involving the care of persons including beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors and related facilities. These uses may also include accessory retail sales of products related to the services provided.

**Petroleum Extraction [F4]**

Resource extraction establishments primarily engaged in: producing crude petroleum and natural gas; recovering oil from oil sands and shales; and producing natural gasoline and cycle condensate. Activities include exploration, drilling, oil and gas well operation and maintenance, operation of natural gas and cycle plants, the mining and extraction of oil from oil sands and shales, and on-site processing only to the extent necessary to permit extraction (e.g. enhanced recovery techniques including the use of steam generators), or to conform on-site extracted crude to pipeline requirements. (SIC: Group 13)

**Petroleum Refining and Related Industries [D16]**

Establishments primarily engaged in petroleum refining and compounding lubricating oils and greases from purchased materials. Also includes oil or gas processing facilities, liquefied natural gas (LNG) facilities, manufacture of petroleum coke and fuel briquettes; tank farms; and gas compression plants and partial processing facilities to process offshore-derived petroleum resources to pipeline quality oil and gas products. Does not include petroleum bulk stations, surge tanks and pump stations, which are included in "Pipelines and Transmission Lines." (Petroleum and petroleum products distributors are included in "Wholesaling and Distribution".) (SIC: Group 291, 299)

**Pipelines and Transmission Lines [J4]**

Transportation facilities primarily engaged in the pipeline transportation of crude petroleum; refined products of petroleum such as gasoline and fuel oils; natural gas; mixed, manufactured or liquefied petroleum gas; or the pipeline transmission of other commodities. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (classified in "Offices"), equipment and material storage yards (classified under "Storage Yards and Sales Lots"), distribution substations (classified under "Public Utility Facilities"), or power plants (classified under "Electric Generating Plants"). (SIC: Groups 461, 491).

**Plastics and Rubber Products [D17]**

Establishments producing rubber products such as: tires; rubber footwear; mechanical rubber goods; heels and soles; flooring; and rubber sundries from natural, synthetic or reclaimed rubber, gutta percha, balata, or gutta siak. Also includes establishments primarily manufacturing tires (establishments primarily recapping and retreading automobile tires are classified in "Auto, Mobilehome and Vehicle Dealers and Supplies"). Also includes establishments engaged in molding primary plastics for the trade, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing, and fiberglass application service. (SIC: Group 30)

**Printing and Publishing [D18]**

Establishments engaged in printing by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This group also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices. (SIC: Group 27)

**Public Assembly and Entertainment [C12]**

Facilities for public assembly and group entertainment such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; motion picture theaters; amphitheaters; meeting halls for rent and similar public assembly uses.

**Public Safety Facilities [H12]**

Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities (not including jails, which are defined under "Correctional Institutions").

**Public Utility Facilities [J5]**

Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants, settling ponds and disposal fields. Nothing in this definition is intended to require a land use permit where Government Code Section 53091 would exempt local agencies from permit requirements, except in the coastal zone where permitting requirements are as set forth in the Local Coastal Plan. These uses do not include those uses that are not directly and immediately used for the production, generation, storage, or transmission of water, wastewater or electrical power such as office or customer service centers (classified in "Offices"), or equipment and material storage yards (classified in Storage Yards and Sales Lots"). [Amended 1995, Ord. 2740]



**Recreational Vehicle Parks [I3]**

Transient lodging establishments primarily engaged in renting, leasing or otherwise providing overnight or short-term sites for motorhomes, trailers, campers or tents, with or without individual utility hookups, but with other facilities such as public restrooms. May include accessory food and beverage retail sales where such sales are clearly incidental and intended to serve RV park patrons only. Does not include incidental camping areas, which are included under "Rural Recreation and Camping."

**Recycling Collection Stations [D19]**

Facilities for temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to recycling centers or solid waste disposal sites for further processing. Includes sites for implementing the California Beverage Container Recycling Act (AB 2020). (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap; does not include temporary storage of toxic or radio-active waste materials).

**Recycling and Scrap [D20]**

Establishments primarily engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Also includes any storage of such materials in an area larger than 200 square feet or higher than six feet. Does not include terminal waste disposal sites, which are separately defined. Does not include temporary storage of toxic or radioactive waste materials.

**Residential Accessory Uses [E9]**

Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages, and guesthouses (without cooking or kitchen facilities). Includes non-commercial TV and radio broadcasting and receiving antennas, including equipment for satellite broadcast reception.

**Residential Care [E10]**

Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Includes: children's homes; halfway houses; orphanages; rehabilitation centers; self-help group homes. (SIC: Group 836)

**Residential Vacation Rentals [E00]**

A Residential Vacation Rental is the use of an existing residence, or a new residential structure that has been constructed in conformance with all standards applicable to residential development, as a rental for transient use. Rental shall not exceed one individual tenancy within seven consecutive calendar days. This definition does not include the one time rental of a residence for 14 consecutive days or less in any calendar year, "Bed & Breakfast Facilities", "Homestays", and "Hotel, Motels" which are defined separately; and rooming and boarding houses (included under "Multi-Family Dwellings") or rental of an entire structure for 30 days or longer. [Added 2003, Ord 2933]

**Roadside Stands [G10]**

Open structures for the retail sale of agricultural products (except hay, grain and feed sales--included under "Farm Equipment and Supplies"), located on the site or in the area of the property where the products being sold were grown. Does not include field sales or agricultural products, which is included under "Crop Production and Grazing."

**Rural Recreation and Camping [C13]**

Facilities for special group activities such as: outdoor archery, pistol, rifle, and skeet clubs and facilities (indoor shooting facilities are included under the definition of "Indoor Amusements and Recreation"); dude and guest ranches; health resorts including but not limited to outdoor hot spring or hot tub facilities; hunting and fishing clubs; recreational camps (including incidental RV camping but not RV parks); group or organized camps; incidental seasonal camping areas without facilities. Equestrian facilities including riding academies and schools, boarding stables and exhibition facilities are included under the definition of "Specialized Animal Facilities". Camping facilities may include accessory boat storage and launching facilities where approved pursuant to Section 23.08.072 of the Coastal Zone Land Use Ordinance.

**Schools - Specialized Education and Training [C14]**

Business, secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples). (SIC: Groups 834, 829)

**Schools - College and University [C15]**

Junior colleges, colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training. (SIC: Group 822)

**Schools - Preschool to Secondary [C16]**

Pre-school, day-care centers, elementary and secondary schools serving grades 1 through 12, including denominational and sectarian. Kindergartens and military academies are also included. (SIC: Group 821)

**Secondary Dwellings [E11] [Amended 1995, Ord. 2740]**

A second permanent dwelling allowed on a site pursuant to Section 23.08.036 of the Coastal Zone Land Use Ordinance .

**Service Stations [G11]**

Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services and the sale of automotive products incidental to gasoline sales. May also include accessory towing, mechanical repair services and trailer rental, but does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work. Does not include the retail sale of gasoline as a subordinate service to food and beverage retail sales when limited to not more than two pumps. (SIC: Group 554)

**Single-Family Dwelling [E12]**

A building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Coastal Zone Land Use Ordinance.

**Small Scale Manufacturing [D21]**

Manufacturing establishments not classified in another major manufacturing group, including: jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. Also included are artisan and craftsman-type operations which are not home occupations, and which are not secondary to on-site retail sales. Also includes small-scale blacksmith and welding services when accessory to another use. (SIC: Group 39)

**Social Service Organizations [C17]**

Public or quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. Includes organizations soliciting funds to be used directly for these and related services. Also includes establishments engaged in community improvement and neighborhood development. (Does not include child day-care services such as pre-schools which are classified under "Schools - Preschool to Secondary," or "Residential Care", which is separately defined). (SIC: Group 83)

**Specialized Animal Facilities [A10]**

Intensive agricultural and other animal care or keeping establishments including: hog ranches, dairies, dairy and beef cattle feedlots (the distinction between a grazing operation and a feedlot is established by the Land Use Ordinance or the Coastal Zone Land Use Ordinance and by the definition of "Animal Raising and Keeping"); livestock auction, sales building and sales lot facilities; chicken, turkey and other poultry ranches; riding academies, equestrian exhibition facilities and large scale horse ranches; veterinary medical facilities and services, animal hospitals and kennels; zoos. See also "Animal Raising and Keeping," "Crop Production and Grazing."

**Sports Assembly [C18]**

Facilities for spectator-oriented specialized group sports assembly that include: stadiums and coliseums; arenas and field houses; race tracks (auto and animals); motorcycle racing and drag strips; and other sports considered commercial. (SIC: Group 794)

**Stone and Cut Stone Products [D22]**

Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones. (SIC: Group 328)

**Storage, Accessory [H13]**

The indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use.

**Storage Yards and Sales Lots [H14]**

Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, farm machinery or industrial supplies on a lot or portion of a lot greater than 200 square feet in area. Sales lots consist of any outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobilehomes, construction equipment, farm machinery or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental, which is included under "Outdoor Sports and Recreation"); large scale temporary or permanent outdoor sales activities such as swap meets and flea markets; or livestock auctions and sales. Also includes retail ready-mix concrete operations which are incidental to an outdoor equipment rental yard.

**Structural Clay and Pottery-Related Products [D23]**

Manufacturing establishments primarily producing brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain electrical supplies and parts. Artist/craftsman uses are included in "Small Scale Manufacturing" or "Home Occupations." (SIC: Groups 325, 326)

**Temporary Construction Trailer Park [I4]**

A temporary recreational vehicle park provided by the developer of a major construction project to provide short-term construction employees the opportunity to use recreational vehicles for housing during project construction as authorized by Section 23.08.268 of the CZLUO.

**Temporary Construction Yards [H15]**

A storage yard for construction supplies, materials or equipment, located on a site other than the construction site itself or immediately adjacent to it, for use only during the actual construction of a project.

**Temporary Dwelling [E13]**

Includes the temporary use of a mobilehome or recreational vehicle as a dwelling unit, following the issuance of a building permit for a permanent residence while the permanent residence is under construction.

**Temporary Events [C19]**

Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, rodeos, religious revivals, tent camps, outdoor festivals and concerts.

**Textile Products [D24]**

Manufacturing establishments engaged in performing any of the following operations: Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage; manufacturing woven fabric and carpets and rugs from yarn; dyeing and finishing fiber, yarn, fabric, and knit apparel; coating, waterproofing, or otherwise treating fabric; the integrated manufacture of knit apparel and other finished products from yarn; and the manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles. (SIC: Group 22)

**Transit Stations and Terminals [J6]**

Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, subway, etc. (SIC: Group 41)

**Truck Stops [J7]**

Service establishments primarily engaged in the sale of diesel fuel and gasoline to commercial trucks in transit. Such establishments may also include vehicle services incidental to fuel sales including mechanical repair, lubrication, oil change and tune-up, as well as accessory towing services and accessory trailer rental, but does not include the storage of wrecked or abandoned vehicles. May also include driver services such as small convenience store, a restaurant or coffee shop, showers and lockers.

**Vehicle and Freight Terminals [J8]**

Transportation establishments furnishing services incidental to transportation including: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Includes rail, air and motor freight transportation. This definition does not include sites for the storage or transfer of hazardous waste materials.(SIC: Groups 40, 42)

**Vehicle Storage [J9]**

Service establishments primarily engaged in the business of storing operative cars, buses and other motor vehicles. Includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a principal use. Does not include wrecking yards (classified in "Recycling and Scrap") or farm equipment storage (classified in "Storage Yards and Sales Lots"). (SIC: Group 752)

**Warehousing [K1]**

Establishments primarily engaged in the storage of farm products, furniture, household goods, or other commercial goods of any nature for later distribution to wholesalers and retailers. Does not include warehouse facilities where the primary purpose of storage is for goods for wholesale distribution. Does not include terminal facilities for handling freight (classified in "Vehicle and Freight Terminals"). Also includes warehouse, storage or mini-storage facilities offered for rent or lease to the general public.

**Waste Disposal Sites [H16]**

County-approved or operated refuse dumps, sanitary landfills and other solid waste disposal facilities of a terminal nature, where garbage, trash or other unwanted materials are abandoned, buried or otherwise discarded with no intention of re-use. This definition does not include disposal sites for hazardous waste materials.

**Water Wells and Impoundments [F5]**

Water extraction uses or structures for small scale domestic or agricultural use including wells, ponds, water tanks and distribution facilities.

**Wholesaling and Distribution [K2]**

Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products. (SIC: Group 50, 511-516, 518, 519)